

**NEW JERSEY MEADOWLANDS COMMISSION**  
**AGENDA**

DATE: March 28, 2007  
TIME: 10:00 a.m.  
PLACE: Lyndhurst, New Jersey  
RE: MONTHLY MEETING

---

1. Pledge of Allegiance
2. Sunshine Law Statement
3. Roll Call
4. REVIEW OF MINUTES - February 28, 2007  
March 12, 2007
5. SPECIAL PRESENTATIONS:
  - Ramapo College
6. PUBLIC PARTICIPATION ON RESOLUTIONS
7. CONSENT AGENDA

Resolution No. 07-30      Consideration of a Resolution Regarding the Approval of Two Bulk Variances (Reduction Of Front Yard and Side Yard Setbacks) Requested for an Addition to an Existing Warehouse Building, located at 605 and 615 Washington Avenue, Block 130, Lots 1, 2 and 3, in the Borough of Carlstadt (File #06-727, Milmar/Carnegie Deli - Building Addition).

NEW JERSEY MEADOWLANDS COMMISSION  
AGENDA

MONTHLY MEETING

Pg. 2

---

8. NJMC ENVIRONMENT CENTER

Resolution No. 07-31    Consideration of a Resolution Authorizing  
The Executive Director To Enter Into a  
Memorandum of Understanding with  
Ramapo College for the Operation of the  
Environment Center.

9. MAGNET PROGRAM

Resolution No. 07-32    Consideration of a Resolution Authorizing  
The Executive Director To Appropriate  
Funding For the Meadowlands Employment  
Opportunity Initiative From the MAGNET  
Program.

Resolution No. 07-33    Consideration of a Resolution Authorizing  
The Executive Director To Appropriate  
Funding For the Meadowlands Liberty  
Convention and Visitors Bureau From the  
MAGNET Program.

10. MEADOWLANDS CONSERVATION TRUST

Resolution No. 07-34    Consideration of a Resolution Authorizing  
The Executive Director To Transfer the  
Skeetkill Creek Marsh Property to the  
Meadowlands Conservation Trust.

NEW JERSEY MEADOWLANDS COMMISSION  
AGENDA

MONTHLY MEETING

Pg. 3

---

11. VARIANCE

Resolution No. 07-35    Consideration of a Resolution To  
Approve Four Bulk Variance Requests  
For Parking Within Required Front  
Yard Setbacks of Both Veterans  
Boulevard and Ramp "A", One  
Variance Request for Construction of a  
Screen Wall Within the Front Yard  
Setback of Veterans Boulevard, and One  
Variance Request for the Encroachment of  
The Proposed Structure 15 Feet Into the  
Required Front Yard Setback Along  
Ramp "A", at 390 Veterans Boulevard,  
Block 124, Lot 33, in the Borough of Carlstadt  
(File #06-436, Carlstadt Partners, LLC/Coast  
To Coast Installations, Inc.-New Building.

12. MEADOWFEST

Resolution No. 07-36    Consideration of a Resolution  
To Appropriate \$140,000 for the  
Support of Meadowfest

13. REPORTS

- A. Commissioners
- B. Executive Director
- C. Director
- D. HMMC Executive Director

14. NEW BUSINESS

15. PUBLIC PARTICIPATION

**NEW JERSEY MEADOWLANDS COMMISSION**  
**AGENDA**

MONTHLY MEETING

Pg. 4

---

16. **CLOSED SESSION**

- A. Adopt Resolution No. 07-37 to hold Closed Session.
- B. Adjournment to Closed Session. The Commission Reserves the Right to Reconvene into Public Session, if necessary, to take Action on Closed Session Items.

**PLEASE CONTACT THE NJMC OFFICE (201-460-1700) PRIOR TO MEETING IF SPECIAL REQUIREMENTS ARE NEEDED UNDER ADA**

## NEW JERSEY MEADOWLANDS COMMISSION

DATE: February 28, 2007  
TIME: 10:40 a.m.  
PLACE: Lyndhurst, NJ  
RE: MONTHLY MEETING MINUTES

---

### COMMISSIONERS PRESENT:

Eleanore Nissley, Acting Chairman  
James Anzevino  
Leonard R. Kaiser  
Michael Gonnelli  
Arleen Walther

### STAFF PRESENT:

Robert R. Ceberio, Executive Director  
Irfan Bora, Director of Finance & Management/  
Chief Financial Officer  
Thomas Marturano, Director of Natural Resources  
Ileana Kafrouni, Director of Land Use Management  
Christine A. Sanz, Director of Legal Affairs/Chief Counsel  
Francisco Artigas, Director of MERI  
Christopher Gale, Director of Communications  
Valerie Haynes, Deputy Attorney General  
Fred J. Dressel, HMMC  
Lynn Johnson, Executive Assistant

1. Pledge of Allegiance
2. Executive Director Ceberio read the Notice of Meeting required under the Sunshine Law.
3. Roll Call
4. REVIEW OF MINUTES

Minutes of the December 20, 2006 and January 10, 2007 meetings were moved by Commissioner Gonnelli, seconded by Commissioner Anzevino and unanimously carried.

Mr. Ceberio explained that the reason for the delay in today's meeting was the fact that Commissioners had reviewed the agenda and there were questions as to whether members should recuse themselves on certain votes. Mr. Ceberio went on to explain

that the Commission on Ethical Standards was contacted and a discussion regarding the resolutions where some members of the board felt that because of the new ethics codes dealing with the terminology of relationship and personal dealings within their business or their organization, that further interpretation was required prior to any vote on the Resolutions. Therefore, the Board has decided to table all of the Resolutions on today's agenda until such time as the Commission on Ethical Standards provides written documentation as to the guidelines in which this body can vote.

5. SPECIAL PRESENTATION

Mr. Ceberio announced that Lyndhurst and South Hackensack have completed the GIS program. A laptop was presented to each municipality to be used by first responders. Mr. Ceberio noted that 13 towns have completed the program so far.

6. PUBLIC PARTICIPATION

- Margaret Schak, Rutherford resident.
- Lenny Nix, Hackensack resident

Motion to adjourn was made by Commissioner Kaiser, seconded by Commissioner Gonnelli and unanimously carried.

Meeting adjourned.



ROBERT R. CEBERIO, SECRETARY

## NEW JERSEY MEADOWLANDS COMMISSION

DATE: March 12, 2007  
TIME: 10:00 a.m.  
PLACE: Lyndhurst, NJ  
RE: MONTHLY MEETING MINUTES

---

### COMMISSIONERS PRESENT:

Eleanore Nissley, Acting Chairman  
James Anzevino  
Michael Gonnelli  
Leonard R. Kaiser  
Arleen Walther

### STAFF PRESENT:

Robert R. Ceberio, Executive Director  
Irfan Bora, Director of Finance & Management/  
Chief Financial Officer  
Thomas Marturano, Director of Natural Resources  
Ileana Kafrouni, Director of Land Use Management  
Christine A. Sanz, Director of Legal Affairs/Chief Counsel  
Francisco Artigas, Director of MERI  
Christopher Gale, Director of Communications  
Christine Piatek, Deputy Attorney General  
James Carey, Assistant Counsel to the Governor  
Christine Ferrante, Executive Assistant

1. Pledge of Allegiance
2. Executive Director Ceberio read the Notice of Meeting required under the Sunshine Law.
3. Roll Call

Mr. Ceberio explained that Jeff Stoolman from the Commission on Ethical Standards spoke to the Board members this morning in two separate groups regarding concerns they had that relate to the new guidelines for completing the personal and business relationship disclosure form which was put out by the Commission on Ethical Standards. Mr. Ceberio thanked Rita Strmensy and Mr. Stoolman for their work in answering specific questions leading up to today's meeting and for the further analysis on some questions that could not be answered today. Mr. Ceberio expressed that the Board supports all the changes that have been made and will be looking forward to some answers from the Commission on Ethical Standards.

4. PUBLIC PARTICIPATION

- Frank McCormick, spoke on Resolution 07-17.

Mr. Ceberio suggested that a motion be made to negate the Consent Agenda and vote on each item individually.

Motion was made by Commissioner Gonnelli, seconded by Commissioner Nissley with all in favor.

5. VARIANCE

Resolution No. 07-15 - Resolution issuing a decision on the Variance application submitted as part of File No. 06-436 Carlstadt partners, LLC/Coast to Coast Installations - New Building. Block 124, Lot 33 in the Town of Secaucus, NJ.

No Motion was made. A poll was taken:

Commissioner Kaiser - Recuse  
Commissioner Gonnelli - Yes  
Commissioner Walther - Recuse  
Commissioner Anzevino - Recuse  
Commissioner Nissley - Recuse

Resolution 07-15 not passed.

Resolution No. 07-16 - Resolution issuing a decision on the Variance application submitted as part of File No. 03-376 Simon/Moonachie Road LLC - Building Addition Block 38, Lots 1 & 2, in the Borough of Moonachie.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Walther and carried with Commissioner Anzevino abstaining.

Resolution No. 07-17 - Resolution issuing a decision on the Variance application submitted as part of File No. 06-149 Hartz/HLJ Billboard Variance Block 227.01, Lot 1 in the Town of Secaucus.

No Motion was made. A poll was taken:

Commissioner Kaiser - Recuse  
Commissioner Gonnelli - Recuse  
Commissioner Walther - Recuse  
Commissioner Anzevino - Recuse  
Commissioner Nissley - Recuse

Resolution 07-17 not passed.



6. RIVER BARGE PARK

Resolution No. 07-18 - Resolution authorizing the Executive Director to enter into a contract for architectural design, engineering services and construction management for the River Barge Park.

Motion to adopt the resolution was made by Commissioner Gonnelli, seconded by Commissioner Walther. Commissioners Kaiser, Anzevino, and Nissley abstaining.

Resolution 07-18 motion failed.

Mr. Ceberio made a statement regarding the contract for the design of the River Barge Park. He wanted to clarify that the spirit and the intent for the procurement that was used in this process was completely followed. After discussion with Commissioner Levin she has requested that the Attorney General's Office, who has also reviewed the process we use, determine not only if we followed the correct process, but more importantly if there is a different process that can be utilized by authorities and commission for the procurement of professional services as it relates to architects, engineers, land surveyors, and everything contained in that particular statute.

7. SECAUCUS HIGH SCHOOL ENHANCEMENT SITE

Resolution No. 07-19 - Resolution authorizing the Executive Director to enter into a contract for the construction of the Secaucus High School Wetlands Site Enhancement.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino carried with Commissioner Gonnelli abstaining.

Resolution No. 07-20 - Resolution authorizing the Executive Director to enter into a contract with Louis Berger Group, Inc. to provide construction management services for the Secaucus High School Enhancement Site.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and carried with Commissioner Gonnelli abstaining.

8. BUILDING CODE REGULATIONS

Resolution No. 07-21 - Resolution authorizing the New Jersey Meadowlands Commission and its Staff to file a Notice of Proposal and hold a public hearing for proposed readoption of NJMC Regulations regarding Building Code.

Motion to adopt the resolution was made by Commissioner Anzevino, seconded by Commissioner Gonnelli and unanimously carried.

9. REDEVELOPMENT

Resolution No. 07-22 - Resolution to expand the Lewis Avenue In Need of Redevelopment Study Area within the Hackensack Meadowlands District in Jersey City.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and unanimously carried.

10. MEADOWLANDS EMPLOYMENT OPPORTUNITY CENTER

Resolution No. 07-23 - Resolution authorizing the Executive Director to appropriate year 2 funding for the Meadowlands Employment Opportunity Center from the MAGNET program.

11. CONVENTION AND VISITORS BUREAU

Resolution No. 07-24 - Resolution authorizing the Executive Director to appropriate year 3 funding for the Convention and Visitors Bureau from the MAGNET program.

12. MEADOWFEST

Resolution No. 07-25 - Resolution authorizing the Executive Director to appropriate \$140,000 for the support of a Meadowfest.

No Motions were made for Resolutions 07-23, 07-24 and 07-25. A poll was taken:  
Commissioner Kaiser - Recuse  
Commissioner Gonnelli - Recuse  
Commissioner Walther - Yes  
Commissioner Anzevino - Recuse  
Commissioner Nissley - Recuse  
Resolutions 07-23, 07-24 and 07-25 not passed.

13. LEGAL

Resolution No. 07-26 - Resolution authorizing the Chairman to issue a Final Decision in Riverview Associates v. New Jersey Meadowlands Commission.

No Motion was made for Resolutions 07-26. A poll was taken:  
Commissioner Kaiser - Recuse  
Commissioner Gonnelli - Yes  
Commissioner Walther - Recuse  
Commissioner Anzevino - Recuse  
Commissioner Nissley - Recuse  
Resolution 07-26 not passed.

14. GREEN BUILDING

Resolution No. 07-27 - Resolution authorizing the Executive Director to enter into a Memorandum of Understanding with Rutgers University - Center for Green Building to examine the costs and benefits of Green Building.

Motion to adopt the resolution was made by Commissioner Kaiser, seconded by Commissioner Anzevino and unanimously carried.

15. AFFORDABLE HOUSING

Resolution No. 07-28 - Resolution authorizing New Jersey Meadowlands Commission and its Staff to file a Notice of Proposal and hold a Public Hearing for proposed repeal and/or amendment of NJMC Regulations regarding Affordable Housing and implementing an interim Affordable Housing Policy.

Motion to adopt the resolution was made by Commissioner Gonnelli, seconded by Commissioner Walther and unanimously carried.

16. COMPREHENSIVE ACTION PLAN

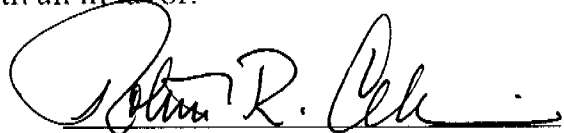
Resolution No. 07-29 - Resolution authorizing the Executive Director to enter into a contract with Rutgers University to assist the NJMC with the 2006 Comprehensive Action Plan.

Motion to adopt the resolution was made by Commissioner Anzevino, seconded by Commissioner Kaiser and unanimously carried.

17. PUBLIC PARTICIPATION

- Dennis Elwell, Mayor of Secaucus.
- Frank McCormick

Motion to adjourn the meeting was made by Commissioner Gonnelli, seconded by Commissioner Walther with all in favor.



ROBERT R. CEBRIO, SECRETARY

**RESOLUTION ISSUING A DECISION ON THE VARIANCE APPLICATION  
SUBMITTED AS PART OF  
FILE #06-727, MILMAR/CARNEGIE DELI BUILDING ADDITION &  
VARIANCE  
BLOCK 130, LOTS 1, 2 & 3, IN THE BOROUGH OF CARLSTADT**

**WHEREAS**, applications for two (2) bulk variances have been filed with the New Jersey Meadowlands Commission ("NJMC") by Joseph G. Monaghan, Esq. on behalf of Milmar/Carnegie Deli for the premises identified as 605 and 615 Washington Avenue, Block 130, Lots 1, 2 and 3, in the Borough of Carlstadt; and

**WHEREAS**, the variances are sought in connection with the applicant's proposal to increase the height of the existing warehouse building on the subject premises by approximately 19 feet located in the NJMC's Light Industrial A zone; and

**WHEREAS**, the applicant requested variance relief from N.J.A.C. 19:4-5.77(a)3i, which requires a minimum front yard setback of 50 feet and the applicant is proposing to increase the height of the existing building which has a front yard setback of 26.4 feet along Washington Avenue; and

**WHEREAS**, the applicant also requested variance relief from N.J.A.C. 19:4-5.77(a)3ii, which requires a minimum total side yard of 90 feet, and a minimum setback of 30 feet each side and the applicant is proposing to increase the height of the existing building which has a total side yard setback of 69.92 feet and a northerly side yard setback of 3.22 feet; and

**WHEREAS**, notice of the requested variance relief was given to the public and all interested parties as required by law and was published in the Leader Free Press and The Record; and

**WHEREAS**, a public hearing was held in the Office of the NJMC on January 23, 2007, before Sharon Mascaró P.E., Chief Engineer; Mark Skerbetz P.P., AICP, Senior Staff Planner; and Brad Miller, Staff Engineer; of the NJMC staff; and

**WHEREAS**, a comprehensive report dated March 16, 2007, has been prepared indicating the recommendations of the Director of Land Use Management and Chief of Regulatory Affairs and the Executive Director in this matter; and

**WHEREAS**, the report recommends approval of the bulk variance requests to increase the height of the existing building on the subject premises which has a front yard setback of 26.4 feet along Washington Avenue; and

**WHEREAS**, the report recommends conditional approval of the bulk variance requests to increase the height of the existing building on the subject premises which has a total side yard setback of 69.92 feet and a northerly side yard setback of 3.22 feet; and

**WHEREAS**, the members of the NJMC have reviewed the full record including the transcripts of the public hearings, recommendations on the application by the Director of Land Use Management and Chief of Regulatory Affairs and by the Executive Director, the submissions of the applicant; and

**WHEREAS**, the members of the NJMC concur with the recommendations of the Director of Land Use Management and Chief of Regulatory Affairs and the Executive Director; and

**WHEREAS**, the NJMC hereby determines that the requested variance to increase the height of the existing building on the subject premises which has a front yard setback of 26.4 feet along Washington Avenue, conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

**WHEREAS**, the NJMC hereby determines that the requested variance to increase the height of the existing building on the subject premises which has a total side yard setback of 69.92 feet and a northerly side yard setback of 3.22 feet, conditionally conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

**NOW, THEREFORE, BE IT RESOLVED**, by the New Jersey Meadowlands Commission, that the Milmar/Carnegie Deli Building Addition & Variance application for one bulk variance request to increase the height of the existing building on the subject premises which has a front yard setback of 26.4 feet along Washington Avenue, is hereby **APPROVED** for the reasons set forth in the March 16, 2007, recommendation; and

**BE IT FURTHER RESOLVED**, by the New Jersey Meadowlands Commission, that the Milmar/Carnegie Deli Building Addition & Variance application for one bulk variance request to increase the height of the existing building on the subject premises which has a total side yard setback of 69.92 feet and a northerly side yard setback of 3.22 feet is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the March 16, 2007, recommendation; and

1. A Declaration of Zoning Restriction shall be effectuated pursuant to N.J.A.C. 19:4-3.22 in order to facilitate the proposed development.

The foregoing was adopted on Commission vote.



Susan Bass Levin  
Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of March 28, 2007.



Robert R. Ceberio  
Secretary

Resolution No. 07-30

# Memorandum

## New Jersey Meadowlands Commission

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Ileana Kafrouni Date: March 28, 2007

Subject: Variance recommendation: Milmar/Carnegie Deli Building Addition & Variance  
(File 06-727)

Applications for two (2) bulk variances have been filed by Joseph G. Monaghan, Esq. on behalf of Milmar/Carnegie Deli for the premises identified as 605 and 615 Washington Avenue, Block 130, Lots 1, 2 and 3, in the Borough of Carlstadt, Bergen County, New Jersey. Said premises are located in the Commission's Light Industrial A zone. The bulk variances are sought in connection with the applicant's proposal to increase the height of the existing warehouse building on the subject premises by approximately 19 feet. A Declaration of Zoning Restriction is in the process of being obtained in order to facilitate the proposed development.

The applicant requested variance relief from N.J.A.C. 19:4-5.77(a)3i, which requires a minimum front yard setback of 50 feet. The applicant is proposing to increase the height of the existing northerly building which has a front yard setback of 26.4 feet along Washington Avenue. The applicant also requested variance relief from N.J.A.C. 19:4-5.77(a)3ii, which requires a minimum total side yard of 90 feet, and a minimum setback of 30 feet for each side. The applicant is proposing to increase the height of the existing building which has a total side yard setback of 69.92 feet and a northerly side yard setback of 3.22 feet. A public hearing was held in the Office of the NJMC on Tuesday, January 23, 2007, on this matter.

In a comprehensive report dated March 16, 2007, the Director of Land Use Management and Chief of Regulatory Affairs and the Executive Director recommended approval of the bulk variance request in connection with the applicant's proposal to increase the height of the existing northerly building with a front yard setback of 26.4 feet whereas 50 feet is required, and recommended conditional approval of the bulk variance request for a total side yard setback of 69.92 feet and a northerly side yard setback of 3.22 feet where a minimum total side yard of 90 feet and a minimum setback of 30 feet each side is required, conditioned upon the applicant legally consolidating the lots of the subject premises through a Declaration of Zoning Restriction.

At this time, the Commission is required to issue a decision on the variance applications described above. A resolution requesting the same is attached for your consideration.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO  
RENEW THE CURRENT MEMORANDUM OF UNDERSTANDING WITH  
RAMAPO COLLEGE FOR A 5-YEAR PERIOD**

**WHEREAS**, in August of 2003, the NJMC entered into a Memorandum of Understanding with Ramapo College to operate NJMC's Environment Center; and

**WHEREAS**, the partnership has enabled the Environment Center to expand its educational classes and field trips for students, conduct convocations, camp programs, community outreach programs, stage professional development workshops for teachers, offer programs for people with disabilities, as well as attract grants from the National Science Foundation; and

**WHEREAS**, we are proposing that this partnership be extended for an additional 5 years through a renewal of the Memorandum of Understanding; and

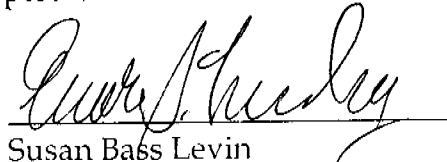
**WHEREAS**, the annual contract amount of \$1,589,603 includes all personnel associated with the Environment Center Operations. This sum is approximately \$118,758 over the CY2007 amount and now includes the operation of the new education center, including the observatory and the MEC field school; and additional programming; and

**WHEREAS**, further expansion of current programs associated with classes and field trips, educators, and programs for people with disabilities as well as community outreach, and ecotourism programs will allow for greater use of the Environment Center's resources.

**NOW, THEREFORE, BE IT RESOLVED**, by the New Jersey Meadowlands Commission that this resolution authorizes the Executive Director to renew the current MOU with Ramapo College for the operation of the Environment Center for the period through CY2012.

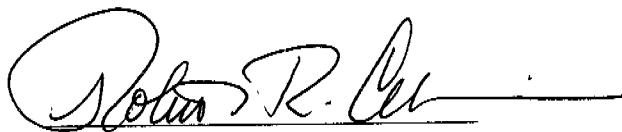
**BE IT FURTHER RESOLVED**, that each year's funding will be based on annual reviews and renewal of funding commitments through the normal budgetary process.

The foregoing resolution was adopted on Commission vote.

  
\_\_\_\_\_  
Susan Bass Levin  
Chairman



I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting March 28, 2007.

A handwritten signature in black ink, appearing to read "Robert R. Ceberio", followed by a horizontal line.

Robert R. Ceberio  
Secretary

Resolution No. 07-31

# Memorandum

## New Jersey Meadowlands Commission

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Edward H. Bulmer Date: March 28, 2007

Subject: Operation of the Meadowlands Environment Center by Ramapo College

In August of 2003, the NJMC entered into a Memorandum of Understanding with Ramapo College to operate our Environment Center. The partnership has enabled the Environment Center to expand its educational classes and field trips for students, conduct convocations, camp programs and community outreach programs, stage professional development workshops for teachers, offer programs for people with disabilities, as well as attract grants from the National Science Foundation.

We are proposing that this partnership be extended for an additional 5 years through a renewal of the Memorandum of Understanding. The annual contract amount of \$1,589,603 includes all personnel associated with the Environment Center Operations. This sum is approximately \$118,758 over the CY2007 amount and now includes the operation of the new education center, including the observatory and the MEC field school; and additional programming.

Further expansion of current programs associated with classes and field trips, educators, and programs for people with disabilities as well as community outreach, and ecotourism programs will allow for greater use of the Center's resources. We are pleased to note that in addition to a past NSF grant of \$400,000, Ramapo College is preparing proposals for funding from the NSF and Kessler Foundation as additional resources for the Center.

We are recommending that the Executive Director be authorized to renew the current MOU with Ramapo College for the operation of the Environment Center for the period through CY2012. Each year's funding will be based on annual reviews and renewal of funding commitments through the normal budgetary process.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO  
APPROPRIATE FUNDING FOR THE MEADOWLANDS EMPLOYMENT  
OPPORTUNITY INITIATIVE FROM THE MAGNET PROGRAM**

**WHEREAS**, as part of our MAGNET program, \$100,000 per year was set aside for a five-year period, to be provided on a reimbursable basis, for the creation and administrative support of a Meadowlands Employment Opportunity Initiative, administered by the Meadowlands Regional Chamber of Commerce; and

**WHEREAS**, in June, 2005 the NJMC approved Resolution #05-59 which appropriated \$100,000 to the Meadowlands Regional Chamber of Commerce for the start up of a Meadowlands Employment Opportunity Center. The Chamber has since created the Center and all terms and conditions of the initial grant have been satisfied and funding provided; and

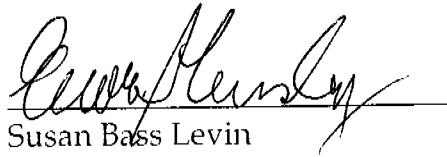
**WHEREAS**, since its inception, this initiative has produced a successful Workforce Symposium with the Bergen and Hudson Workforce Investment Boards, launched the Job Bank web portal, which currently has over 200 high paying jobs posted, and formulated plans for a Meadowlands intern program; and

**WHEREAS**, this resolution would authorize funding in the amount of \$100,000 per year, for Years 2, 3, 4 and 5.

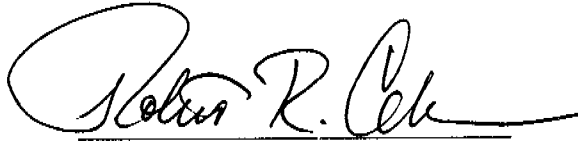
**NOW THEREFORE BE IT RESOLVED** by the New Jersey Meadowlands Commission that the Executive Director is hereby authorized to appropriate funding of \$100,000 per year for Years 2, 3, 4 and 5.

**BE IT FURTHER RESOLVED** that each year's funding shall be based on progress and annual reviews of this initiative. Renewal of funding commitments will be made through the normal budgetary process.

The foregoing resolution was adopted on Commission vote.

  
Susan Bass Levin  
Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting March 28, 2007.

A handwritten signature in black ink, appearing to read "Robert R. Ceberio", written over a horizontal line.

Robert R. Ceberio  
Secretary

Resolution No. 07-32

# Memorandum

## New Jersey Meadowlands Commission

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Irfan A. Bora

Date: March 28, 2007

Subject: MEADOWLANDS EMPLOYMENT OPPORTUNITY INITIATIVE

As part of our MAGNET program, \$100,000 per year was set aside for a five-year period, to be provided on a reimbursable basis, for the creation and administrative support of a Meadowlands Employment Opportunity Center, administered by the Meadowlands Regional Chamber of Commerce.

In June, 2005 the NJMC approved Resolution #05-59 which appropriated \$100,000 to the Meadowlands Regional Chamber of Commerce for the start up of a Meadowlands Employment Opportunity Center. The Chamber has since created the Center and all terms and conditions of the initial grant have been satisfied and funding provided. Since its inception, this initiative has produced a successful Workforce Symposium with the Bergen and Hudson Workforce Investment Boards, launched the Job Bank web portal, which currently has over 200 high paying jobs posted, and formulated plans for a Meadowlands intern program.

This resolution would authorize funding in the amount of \$100,000 per year, for Years 2, 3, 4 and 5. Each year's funding will be based on progress and annual reviews of this initiative. Renewal of funding commitments will be made through the normal budgetary process.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR  
TO APPROPRIATE FUNDING FOR THE MEADOWLANDS LIBERTY  
CONVENTION AND VISITORS BUREAU FROM THE MAGNET PROGRAM**

**WHEREAS**, as part of our MAGNET program \$100,000 per year was set aside for a five-year period to be provided on a reimbursable basis, for administrative support of the Meadowlands Liberty Convention and Visitors Bureau (MLCVB); and

**WHEREAS**, under the leadership of the Meadowlands Regional Chamber of Commerce, the MLCVB has continued to promote the Meadowlands District as a major tourist destination. The MLCVB, utilizing the latest technology, is marketing the region to national and international visitors through their virtual network of websites; and

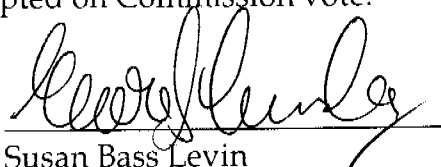
**WHEREAS**, to date the Commission has provided the MLCVB funding for Years 2 and 3 of its operations; and

**WHEREAS**, this resolution would authorize funding in the amount of \$100,000 per year for Years 3, 4 and 5.

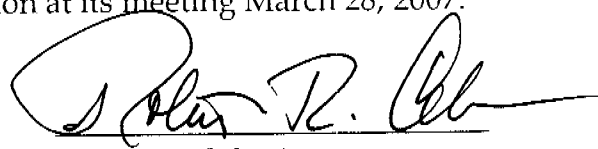
**NOW, THEREFORE, BE IT RESOLVED** by the New Jersey Meadowlands Commission that the Executive Director is hereby authorized to appropriate funding in the amount of \$100,000 per year for Years 3, 4 and 5.

**BE IT FURTHER RESOLVED** that each year's funding shall be based on the progress and annual reviews of this initiative. Renewal of funding commitments will be made through the normal budgetary process.

The foregoing resolution was adopted on Commission vote.

  
Susan Bass Levin  
Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting March 28, 2007.

  
Robert R. Ceberio  
Secretary

# Memorandum

## New Jersey Meadowlands Commission

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Irfan A. Bora

Date: March 28, 2007

Subject: Funding for Meadowlands Liberty Convention and Visitors Bureau

As part of our MAGNET program \$100,000 per year was set aside for a five-year period, to be provided on a reimbursable basis, for administrative support of the Meadowlands Convention and Visitors Bureau (MLCVB).

Under the leadership of the Meadowlands Regional Chamber of Commerce, the MLCVB has continued to promote the Meadowlands District as a major tourist destination. The MLCVB, utilizing the latest technology, is marketing the region to national and international visitors through their virtual network of websites.

To date the Commission has provided the MLCVB funding for Years 2 and 3 of its operations. This resolution would authorize the Executive Director to appropriate funding in the amount of \$100,000 per year for Years 3, 4 and 5. Each year's funding will be based on the progress and annual reviews of this initiative. Renewal of funding commitments will be made through the normal budgetary process.

**RESOLUTION AUTHORIZING THE TRANSFER OF THE SKEETKILL CREEK  
MARSH PROPERTY TO THE MEADOWLANDS CONSERVATION TRUST**

**WHEREAS**, pursuant to its enabling legislation at N.J.S.A. 13:17-6(g), the New Jersey Meadowlands Commission (NJMC) is authorized to acquire property; and


**WHEREAS**, the NJMC has a policy and history of acquiring open space for the purposes of preservation and recreation; and

**WHEREAS**, pursuant to its enabling legislation at N.J.S.A. 13:17-91(j) and (q) the Meadowlands Conservation Trust (MCT) may acquire or hold lands for the purpose of conservation or enhancement; and

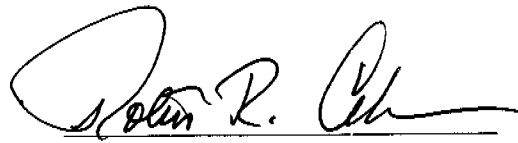
**WHEREAS**, the MCT has expressed a desire to hold the Skeetkill Creek Marsh property for the purpose of conservation and/or enhancement.

**NOW, THEREFORE, BE IT RESOLVED**, that the Executive Director is hereby authorized to transfer the Skeetkill Creek Marsh property to the MCT for the purposes of conservation and/or enhancement.

The foregoing resolution was adopted on Commission vote.

  
Susan Bass Levin  
Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting March 28, 2007.

  
Robert R. Ceberio  
Secretary



# Memorandum

## New Jersey Meadowlands Commission

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Christine A. Sanz Date: March 28, 2007

Subject: Skeetkill Creek Marsh Transfer of Ownership

Pursuant to its enabling legislation at N.J.S.A. 13:17-6(g), the New Jersey Meadowlands Commission (NJMC) is authorized to acquire property. Similarly, pursuant to its enabling legislation at N.J.S.A. 13:17-91(j) and (q) the Meadowlands Conservation Trust (MCT) may acquire or hold lands for the purpose of conservation or enhancement.

The MCT has expressed a desire to hold the Skeetkill Creek Marsh property for the purpose of conservation and/or enhancement. This resolution would authorize the transfer of the Skeetkill Creek Marsh property to the MCT for the purposes of conservation and/or enhancement.

**RESOLUTION ISSUING A DECISION ON THE VARIANCE APPLICATION  
SUBMITTED AS PART OF  
FILE NO. 06-436 CARLSTADT PARTNERS, LLC/COAST TO COAST  
INSTALLATIONS - NEW BUILDING  
BLOCK 124, LOT 33, IN THE TOWN OF CARLSTADT**

**WHEREAS**, an application for four (4) bulk variances was filed with the New Jersey Meadowlands Commission ("NJMC") by Edwin Cohen of Carlstadt Partners, LLC for the premises identified as 390 Veterans Boulevard, Block 124, Lot 33, in the Borough of Carlstadt; and

**WHEREAS**, the variances are sought in connection with the applicant's proposal to construct a new warehouse/office structure measuring approximately 15,000 square feet and located in the NJMC's Light Industrial B zone; and

**WHEREAS**, the applicant requested relief from N.J.A.C. 19:4-5.84, which requires a minimum front yard setback of 35 feet within the Light Industrial B zone. The proposed building provides a front yard setback of 20 feet along Ramp A, which connects southbound Washington Avenue to Veterans Boulevard; and

**WHEREAS**, the applicant also requested relief from N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas within required front yards. The site plan submitted indicates that all or a portion of four (4) parking spaces encroach into the front yard setback of Ramp A, leaving a setback of approximately 10.5 feet; and

**WHEREAS**, the applicant also requested relief from N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas within required front yards. The site plan submitted indicates that all or a portion of four (4) parking spaces encroach into the front yard setback along Veterans Boulevard; and

**WHEREAS**, the applicant also requested relief from N.J.A.C. 19:4-8.10 which does not permit fences or walls within the required 35 foot front yard. A proposed wall, which screens the loading area, is located within the required front yard of Veterans Boulevard and is set back approximately 27 feet from the property line; and

**WHEREAS**, notice of the requested variance relief was given to the public and all interested parties as required by law and was published in Leader Free Press and the Record newspapers; and

**WHEREAS**, a public hearing was held in the Office of the NJMC on December 5, 2006, before Sharon Mascaró, Chief Engineer and Sharon Escoriza, Staff Engineer; and

**WHEREAS**, a comprehensive report dated February 15, 2006 has been prepared indicating the recommendations of the Director of Land Use Management and the Executive Director in this matter; and

**WHEREAS**, the report recommends approval of the bulk variance request for the encroachment of the proposed structure onto the required front yard along Ramp A, maintaining a setback of 20 feet; and

**WHEREAS**, the report also recommends approval of the bulk variance request to permit vehicular use areas in the required front yard of Ramp A, specifically all or a portion of four (4) parking spaces encroaching into the front yard and leaving a setback of approximately 10.5 feet; and

**WHEREAS**, the report also recommends approval of the bulk variance request to permit vehicular use areas in the required front yard of Veterans Boulevard, specifically all or a portion of four (4) parking spaces encroaching into the front yard of Veterans Boulevard; and

**WHEREAS**, the report also recommends approval of the bulk variance request to permit the construction of a screen wall, specifically encroaching eight feet into the front yard setback of Veterans Boulevard; and

**WHEREAS**, the members of the NJMC have reviewed the full record including the transcripts of the public hearings, recommendations on the application by the Director of Land Use Management and Chief of Regulatory Affairs and by the Executive Director, the submissions of the applicant and all written public comments; and

**WHEREAS**, the members of the NJMC concur with the recommendations of the Director of Land Use Management and Chief of Regulatory Affairs and the Executive Director; and

**WHEREAS**, the NJMC hereby determines that the requested variance to permit encroachment of the proposed structure onto the front yard of Ramp A, providing a setback of 20 feet, where the required setback is 35 feet, conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

**WHEREAS**, the NJMC hereby determines that the requested variance to permit vehicular use areas in the required front yard of Ramp A, providing a setback of 10.5 feet, where the required setback is 35 feet, conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

**WHEREAS**, the NJMC hereby determines that the requested variance to permit vehicular use areas in the required front yard of Veterans Boulevard, providing a setback of 19 feet, where the required setback is 35 feet, conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e); and

**WHEREAS**, the NJMC hereby determines that the requested variance to permit the construction of a screen wall which encroaches into the front yard of Veterans Boulevard eight feet, conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e).

**NOW, THEREFORE, BE IT RESOLVED**, by the New Jersey Meadowlands Commission, that the Carlstadt Partners, LLC/Coast to Coast Installations, Inc. - New Building Variance application for the bulk variance to permit the encroachment of the proposed structure into the front yard of Ramp A, leaving a setback of 20 feet, is hereby **APPROVED** for the reasons set forth in the February 15, 2007 recommendation;

**BE IT FURTHER RESOLVED**, by the New Jersey Meadowlands Commission, that the Carlstadt Partners, LLC/Coast to Coast Installations, Inc. - New Building Variance application for one bulk variance to permit vehicular use areas in the required front yard of Ramp A, providing a setback of 10.5 feet, where the required setback is 35 feet, is hereby **APPROVED** for the reasons set forth in the February 15, 2007 recommendation;

**BE IT FURTHER RESOLVED**, by the New Jersey Meadowlands Commission, that the Carlstadt Partners, LLC/Coast to Coast Installations, Inc. - New Building Variance application for one bulk variance to permit vehicular use areas in the required front yard of Veterans Boulevard, providing a setback of 19 feet, where the required setback is 35 feet, is hereby **APPROVED** for the reasons set forth in the February 15, 2006 recommendation;

**BE IT FURTHER RESOLVED**, by the New Jersey Meadowlands Commission, that the Carlstadt Partners, LLC/Coast to Coast Installations, Inc. - New Building Variance application for one bulk variance to permit the construction of a screen wall which encroaches into the front yard of Veterans Boulevard eight feet, is hereby **APPROVED** for the reasons set forth in the February 15, 2006 recommendation.

The foregoing was adopted on Commission vote.

A handwritten signature in dark ink, appearing to read "Susan Bass Levin", written over a horizontal line.

Susan Bass Levin  
Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of March 28, 2007.

A handwritten signature in dark ink, appearing to read "Robert R. Ceberio", written over a horizontal line.

Robert R. Ceberio  
Secretary

Resolution No. 07-35

# Memorandum

## New Jersey Meadowlands Commission

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Ileana Kafrouni

Date: March 28, 2007

Subject: Variance Recommendation: Carlstadt Partners, LLC/Coast to Coast Installations, Inc. -  
New Building (File 06-436)

Application for four (4) bulk variances was filed with the New Jersey Meadowlands Commission by Mr. Edwin Cohen on behalf of Carlstadt Partners, LLC, for the premises located at 390 Veterans Boulevard, and identified as Block 124, Lot 33, in the Borough of Carlstadt, New Jersey. Said premises are located in the Commission's Light Industrial B zone. The variances are sought in connection with the applicant's proposal to construct a new warehouse/office structure measuring approximately 15,000 square feet.

The applicant has requested variance relief from N.J.A.C. 19:4-5.84, which requires a minimum front yard setback of 35 feet within the Light Industrial B zone. The proposed building provides a front yard setback of 20 feet along Ramp A, which connects southbound Washington Avenue to Veterans Boulevard.

The applicant has also applied for two variances which request relief from N.J.A.C. 19:4-8.2(b)1, which does not permit vehicular use areas within required front yards. In conjunction with the second variance request, the site plan submitted indicates that all or a portion of four (4) parking spaces encroach into the front yard setback of Ramp A, leaving a setback of approximately 10.5 feet. In the third variance request, the site plan submitted indicates that all or a portion of four (4) parking spaces encroach into the front yard setback along Veterans Boulevard.

The last variance request is for relief from N.J.A.C. 19:4-8.10 which does not permit fences or walls within the required 35 foot front yard. A proposed wall, which screens the loading area, is located within the required front yard of Veterans Boulevard and is set back approximately 27 feet from the property line. A public hearing was held in the Office of the NJMC on December 5, 2006 on this matter.

In a comprehensive report dated February 15, 2007, the Chief Engineer and the Executive Director recommended approval for the four (4) bulk variances requested for the construction of a new warehouse/office structure measuring approximately 15,000 square feet.

At this time, the Commission is required to issue a decision on the four (4) variance requests described above. A resolution requesting the same is attached for your consideration.

**RESOLUTION TO APPROPRIATE \$140,000 FOR  
THE SUPPORT OF A MEADOWFEST**

**WHEREAS**, the New Jersey Meadowlands Commission's Master Plan, approved January 8, 2004 - further supported by the 2007 Economic Growth Plan and Comprehensive Action Plan - calls for the enhancement and capitalization on the Meadowland's waterways as defining assets and cultivation of a unique sense of place; and

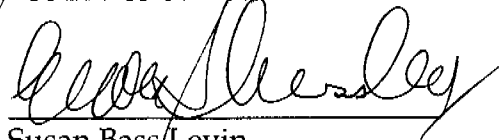
**WHEREAS**, part of that strategy is the continuance of the successful annual festival called Riverfest which provided a "town fair" atmosphere with entertainment, games, and educational outreach to celebrate the recovery of the Meadowlands environment and activities designed to promote the new identity of the District; and

**WHEREAS**, with the creation of the Meadowlands-Liberty Convention and Visitors Bureau, through NJMC financial support, that organization received a grant of \$120,000 in 2006 to continue the event as an expanded Meadowfest; and

**WHEREAS**, to support and further expand this event, a \$140,000 grant for 2007 would defray the costs for planning and operation, and ensure its success;

**NOW, THEREFORE, BE IT RESOLVED** that the NJMC hereby authorizes the appropriation of a maximum of \$140,000 for a grant supporting the Meadowlands Liberty Convention and Visitors Bureau in producing Meadowfest for 2007.

The foregoing Resolution was adopted by Commission vote.



Susan Bass/Levin  
Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Meadowlands Commission at its meeting of March 28, 2007.



Robert R. Ceberio  
Secretary

# Memorandum

## New Jersey Meadowlands Commission

To: NJMC Commissioners and Robert R. Ceberio, Executive Director

From: Christopher Gale

Date: March 28, 2007

Subject: \$140,000 Appropriation for the Support of a Meadowfest

The purpose of this resolution is to appropriate \$140,000 for a grant to support the continuance of the Meadowfest event to be operated by the Meadowlands Liberty Convention and Visitors Bureau.

Consistent with the New Jersey Meadowlands Commission's Master Plan Strategy 2 in the Natural Environment System and Strategy 1 in the Economic Development System, approved January 8, 2004, the NJMC has continued to enhance and capitalize on the Meadowland's waterways as defining assets and cultivate a unique sense of place. These goals have further been reinforced by the 2007 Economic Growth Plan and the Comprehensive Action Plan. Part of that strategy was the continuance of the successful annual festival called Riverfest which provided a "town fair" atmosphere with entertainment, games, and educational outreach to celebrate the recovery of the Meadowlands environment and activities designed to promote the new identity of the District. In 2006 the event was reestablished under the auspices of the Meadowlands-Liberty Convention and Visitors Bureau through a \$120,000 grant and renamed Meadowfest to encompass a broader array of activities.

To continue support for the event and facilitate its continued expansion as a signature festival for the region, the staff requests the appropriation of a maximum of \$140,000 for a second year of Meadowfest programming by the Convention and Visitors Bureau. Funding for the program would proceed from the NJMC Operating Budget.